

December 2004

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

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FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, December 1, 2004

Posted: 9/28/04
Revised: 12/2/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE

Approval of October 23 and 24, 2002 & January-February 2003 Minutes

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-L04-63	Fairfax County Park Authority Lee High Park	D. Marshall	Concur
FSA-L03-41-1	Omnipoint, 7606 Telegraph Road Milestone, Hayfield High School	W. Hagan	Concur

ITEM SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-L04-5	T-Mobile	D. Jillson	D/O to 1/27/05 (P/H on 7/14/04)
Public Facilities Manual Amendments – drainage divides, posting (Commissioner Frost Wilson)	handicapped signs and cash deposits	J. Leavitt	D/O to 12/9/04 (Deferred from 11/18/04)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2004-SU-021	Chevy Chase Bank	A. Shriber	Approval Recommended (Moved from 10/20/04)
SE 2004-MA-022	Amerada Hess Corporation	A. Shriber	Approval Recommended (Moved from 10/14/04)

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2004-SU-025	Stanford Hotels Corporation	K. Crookshanks	P/H to 12/2/04
RZ 2004-MA-025	Hechinger Enterprises	A. Shriber	P/H to 2/2/05 (Moved from 12/2/04)
2232-D04-13	City of Falls Church School Board	L. Hush	P/H to 12/9/04 (Deferred from 12/1/04)
SE 2004-MV-020 & PCA 80-L-070	Commonwealth Construction Management, Inc.	L. Shulenberg	D/O to 12/9/04 (Moved from 10/14/04)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, December 1, 2004

Posted: 11/18/04
Revised: 12/2/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

LEE DISTRICT

2232-L04-5 - T-MOBILE USA - Appl. under provisions of *Code of Virginia* Sects. 15.2-2204 and 15.2-2232, as amended, to construct a telecommunications facility at the Virginia Hills Administrative Center, located at 6520 Diana La. near Rose Hill. The proposed facility will include an 85-ft. tall monopole with panel antennas, and a fenced area for equipment cabinets. Tax Map 92-2 ((1)) 2A.

ITEMS SCHEDULED FOR PUBLIC HEARING

MASON DISTRICT

SE 2004-MA-022 - AMERADA HESS CORPORATION - Appl. under Sects. 7-607 and 9-601 of the Zoning Ordinance to permit a quick service food store and service station in a Highway Corridor Overlay District. Located at 7100 Little River Tnpk. on approx. 26,711 sq. ft. of land zoned C-6, HC, SC and CRD. Tax Map 71-1 ((1)) 109.

MT. VERNON DISTRICT

PCA 80-L-070 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC. - Appl. to amend the proffers for RZ 80-L-070 previously approved for industrial use to permit industrial uses and to establish a concrete mixing or batching plant with an overall Floor Area Ratio (FAR) of 0.30. Located on the W. side of Gunston Cove Rd., E. side of Shirley Memorial Hwy approximately 1500 ft. S. of Lorton Rd. on approx. 6.44 ac. of land zoned I-6. Comp. Plan Rec: Alternative use. Tax Map 107-4 ((1)) 68A. (Concurrent with SE 2004-MV-020.)

SE 2004-MV-020 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC. - Appl. under Sect(s). 5-604 of the Zoning Ordinance to permit a concrete mixing or batching plant. Located at 9418 Gunston Cove Rd. on approx. 2.72 ac. of land zoned I-6. Tax Map 107-4 ((1)) 68A pt. (Concurrent with PCA 80-L-070.)

SULLY DISTRICT

SE 2004-SU-021 - CHEVY CHASE BANK - Appl. under Sects. 7-607, 9-612 and 9-620 of the Zoning Ordinance to permit a drive-in bank in a Highway Corridor Overlay District, a waiver of certain sign regulations and open space requirements. Located at 14001 Lee Jackson Memorial Hwy. on approx. 25,379 sq. ft. of land zoned C-8, HC and WS. Tax Map 34-4 ((1)) 43.

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, December 1, 2004**

*Posted: 12/1/04
Revised: 12/2/04*

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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ADMINISTRATIVE:

Approval of October 23 & 24, 2002 & January 2003 Minutes

DECISIONS ONLY:

2232-L04-5 - T-MOBILE USA (P/H on 7/14/04)

PUBLIC FACILITIES MANUAL AMENDMENTS (Parking Spaces, Cash Deposits, and Drainage Divides) (Wilson) (P/H on 11-04-04)

FEATURES SHOWN:

FS-L04-63 - Fairfax County Park Authority, Lee High Park (Deadline 12/6/04)

FSA-L04-41-1 - Milestone Communications & T-Mobile, 7606 Telegraph Road (Deadline 1/6/2005)

SE 2004-MA-022 - AMERADA HESS CORPORATION

NO SPEAKERS

SE 2004-SU-021 - CHEVY CHASE BANK

NO SPEAKERS

PCA 80-L-070 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC.

SE 2004-MV-020 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC.

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, December 2, 2004

Posted: 7/14/04
Revised: 12/3/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-MV-020	Gunston Center LLC	C. Belgin	D/O to 12/9/04 (Moved from 11/18/04)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2004-SU-025	Stanford Hotels Corporation	K. Crookshanks	D/O to 12/9/04 (Moved from 12/1/04)
S04-IV-MV2 (Lee District)	Out of Turn Plan Amendment (Beacon Mall/Groveton Area)	J. Hada	Approval Recommended (Moved from 11/04/04)
SEA 2004-MV-029	Linda K. Remick And Bos	C. Belgin	Approval Recommended (Moved from 12/8/04)

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-MA-025	Hechinger Enterprises	A. Shriber	P/H to 12/1/04
SE 2003-SP-035	Ronald A. and Leta G. Deangelis; George Hinnant, Trustee	T. Swagler	P/H to 3/30/05 (Moved from 9/22/04)
RZ/FDP 2004-LE-021	Landmark Property Development LLC	C. Lewis	P/H to 3/31/05 (Moved from 11/18/04)
RZ 2001-MA-031	Tam Thanh Nguyen	W. Mayland	P/H to 3/30/05 (Moved from 9/9/04)
PCA/FDPA 2002-MV-040	Pulte Home Corporation	P. Braham	P/H to 2/3/05
RZ 2004-SP-001	Gholam Reza Khamesi, Thomas R. Hughes, and Vinh & Ha Phuong T. Nguyen	K. Crookshanks	P/H to 1/26/05 (Moved from 10/20/04)
RZ 2004-PR-024	Anthony Development LTD.	C. Belgin	P/H to 2/24/05
FDPA 82-P-069-13-9	Natick Virginia Realty Corporation	W. Mayland	P/H to 1/27/05 (Moved from 7/21/04)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, December 2, 2004

Posted: 11/18/04
Revised: 12/6/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

S04-IV-MV2 – OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The Out-of-Turn Plan Amendment concerns the area bounded by Richmond Highway, Memorial Street, Donora Drive, and Groveton Street in the Richmond Highway Corridor. The amendment proposes to add an option for high density residential with support retail and office use up to 1.8 FAR.

MT. VERNON DISTRICT

SE 2004-MV-029 - LINDA K. REMICK AND BOARD OF SUPERVISORS - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 6418 13th St. on approx. 10,500 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (26) 21.

SPRINGFIELD DISTRICT

FDPA 82-P-069-13-09 - NATICK VA REALTY CORP. - Appl. to amend the final development plan for FDPA 82-P-069-13 previously approved for retail to permit the addition of a service station. Located on the S. side of Fair Lakes Blvd., approx. 600 ft. S.W. of its intersection with Fair Lakes Pkwy. and S. of Fair Lakes Shopping Center La., on approx. 11.48 ac. of land zoned PDC. Tax Map 55-2 ((4)) 4.

SULLY DISTRICT

SE 2004-SU-025 - STANFORD HOTELS CORPORATION - Appl. under Sect. 9-607 of the Zoning Ordinance to permit an increase in building height. Located in the N.E. quadrant of Lee Jackson Memorial Hwy., (Rt. 50) and Sully Rd. (Rt. 28), on approx. 5.61 ac. of land zoned C-8, HC and AN. Tax Map 34-4 ((12)) 3A2, 3A3, 3A4 and 3A5.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, December 2, 2004

Posted: 12/2/04
Revised: 12/3/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only

DEFERRALS:

RZ 2004-MV-020 - GUNSTON CENTER LLC - D/O to 12/09/04

FDPA 82-P-069-13-09 - NATICK VA REALTY CORPORATION - P/H to 1/27/05

SE 2004-MV-029 - LINDA K. REMICK AND BOARD OF SUPERVISORS
NO SPEAKERS

SE 2004-SU-025 - STANFORD HOTELS CORPORATION

- | | | | |
|----|---|----|---|
| 1. | Brian Cook
Palmer-Gosnell Management
127 Basalt Drive
Fredericksburg, VA 22406 | 2. | Tom Galle
Marriott International
3143 Stratford Court
Oakton, VA 22124 |
|----|---|----|---|

S04-IV-MV2 - OUT-OF-TURN PLAN AMENDMENT (Richmond Highway Corridor)

1. Stewart Schwartz
Coalition for Smarter Growth
4000 Albemarle Street, NW
Washington, DC 20016
2. John Bailey
Smart Growth Alliance
1025 Thomas Jefferson Street, NW
Suite 500 West
Washington, DC 20007
3. Al Lupenski
Groveton Civic Association
3304 Arundel Avenue
Alexandria, VA 22306
4. Richard Neel
Southeast Fairfax Development Corporation
8800A Pear Tree Village Court
Alexandria, VA 22309
5. Jim Walton
Mount Zephyr Citizens Association
4320 Jackson Place
Alexandria, VA 22309
6. Annabel Baer
Groveton Civic Association
3310 Memorial Street
Alexandria, VA 22306

AGENDA/SPEAKERS LIST
THURSDAY, DECEMBER 2, 2004

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S04-IV-MV2 - OUT-OF-TURN PLAN AMENDMENT (Richmond Highway Corridor)(continued)

7. David Dale
Mount Vernon Council
Spring Bank Association
2520 Fairview Drive
Alexandria, VA 22306
8. Robin Antonette
Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, VA 22102
9. Doug Jones
Mount Vernon/Lee Chamber of Commerce
8729 Lukens Lane
Alexandria, VA 22309
10. Kathy Lupenski
3304 Arundel Avenue
Alexandria, VA 22306
11. Rick Haughey
2206 Marthas Road
Alexandria, VA 22307
12. Dorothey Sisk
3305 Arundel Avenue
Alexandria, VA 22306
13. Lynne Strobel, Esquire
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard
Courthouse Plaza, 13th Floor
Arlington, VA 22201
14. Darrell Butcher
Madison Development Partners
15. Jon Haus
9232 Forest Haven Drive
Alexandria, VA 22309

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, December 9, 2004

Posted: 7/19/04
Revised: 12/10/04

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FSA-P96-8-2	AT&T, Park Tower Drive	W. Hagan	Concur
FS-S04-69	Sprint, Willowbrook Road	W. Hagan	Concur

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2004-PR-008	Edgemoore Land LLC	L. Shulenberger	Deferred to 1/13/05 (Moved from 11/18/04)
Public Facilities Manual Amendments – drainage divides, posting (Commissioner Frost Wilson)	handicapped signs and cash deposits	J. Leavitt	Deferred to 1/26/05 (Deferred from 12/1/04)
SE 2004-MV-020 & PCA 80-L-070	Commonwealth Construction Management, Inc.	L. Shulenberger	Approval Recommended (Moved from 12/1/04)
RZ 2004-MV-020	Gunston Center LLC	C. Belgin	Deferred to 1/13/05 (Deferred from 12/2/04)
SE 2004-SU-025	Stanford Hotels Corporation	K. Crookshanks	Approval Recommended (Moved from 12/2/04)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 82-P-032-4	WMATA	L. Shulenberger	Approval Recommended
S04-IV-LP1 (Mt. Vernon)	Out of Turn Plan Amendment	D. James	Approval Recommended
RZ 2004-BR-022	Eastwood Properties, Inc.	A. Shriber	Withdrawn 12/7/04 (Moved from 10/20/04)
SE 2004-PR-017	ATI Career Institute, Inc. D/B/A Stratford University	P. Braham	Approval Recommended (Moved from 10/21/04)
AF 2004-SP-001	Mark A. Kosters	T. Swagler	Approval Recommended (Moved from 11/18/04)

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2004-LE-012	MDP Groveton LLC	C. Lewis	P/H to 1/13/05
SEA 01-S-028	Gesher School, Inc.	T. Swagler	P/H to 1/13/05
RZ 2004-MV-011 & PCA 89-V-062-2 & SE 2004-MV-011	Colchester Land Company LLC	P. Braham	P/H to 2/3/05 (Moved from 11/18/04)
RZ 2003-PR-064	Rafik Bazikian	M. Godfrey	Deferred Indefinitely (Moved from 9/9/04)
2232-D04-13	City of Falls Church School Board	L. Hush	P/H to 2/2/05 (Deferred from 12/1/04)

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, DECEMBER 8, 2004.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Posted: 11/18/04

Thursday, December 9, 2004

KEY
P/H – Public Hearing
D/O – Decision Only

- 7:00 p.m.** The Policy and Procedures Committee will meet in the Board Conference Room to receive a P-Districts update and to discuss possible changes to the Zoning Ordinance concerning current variance uses.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

PROVIDENCE DISTRICT

RZ 2004-PR-008/FDP 2004-PR-008 - EDMONDSON LAND, LLC - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.24 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Hunter Rd. N. of its intersection with Stolen Moments Terr. on approx. 4.84 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 48-2 ((1)) 3.

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

S04-IV-LP1 – OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The Out-of-Turn Plan Amendment concerns approx. 9.5 acres of land, located west of the intersection of Gunston Cove Rd and Cranford St in the Mount Vernon Supervisor District, Tax Map Numbers 113-2 ((2)) C, 1A, 1B, 2, 2A, 3-15 and 113-2 ((1)) 17 and portions of Gunston Cove Rd. and Marion Pl. to be vacated or abandoned. The proposed Plan Amendment will consider increasing the residential density for this area from 1-2 dwelling units per acre (du/ac) to 5-8 du/ac. Recommendations relating to the transportation network may also be modified.

DRANESVILLE DISTRICT

2232-D04-13 - SCHOOL BOARD OF THE CITY OF FALLS CHURCH AND THE CITY OF FALLS CHURCH, VA - To propose a school expansion at Mt. Daniel Elementary, located at 2328 N. Oak St., Falls Church. Tax Maps 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41. Area II. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, December 9, 2004**

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PROVIDENCE DISTRICT

SE 2004-PR-017 - ATI CAREER INSTITUTE INC. D/B/A STRATFORD UNIVERSITY -
Appl. under Sect. 4-304 of the Zoning Ordinance to permit a university within a portion of an existing office building. Located at 7777 Leesburg Pi. on approx. 4.00 ac. of land zoned C-3 and HC. Tax Map 39-2 ((1)) 47.

SEA 82-P-032-4 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY -
Appl. under Sects. 3-104 and 6-105 of the Zoning Ordinance to amend SE 82-P-032 previously approved for WMATA facilities to permit a bus ticket facility and site modifications. Located at 2900 Nutley St. on approx. 29.43 ac. of land zoned R-1 and PDH-20. Tax Map 48-1 ((1)) 90, 91B, 96, 97, 100A; 48-1 ((6)) 7A, 8B; 48-2 ((1)) 1, 4, 4A; 48-2 ((24)) 38A and 48-3 ((4)) 28.

SPRINGFIELD DISTRICT

AF 2004-SP-001 - MARK A. KOSTERS - Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located approximately 1200 ft. W. of Clifton Rd. at the W. terminus of Fox Shadow La. and N. of Cedar Ridge Dr., on approx. 20.30 ac. of land zoned R-C and WS.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, December 9, 2004

Posted: 12/9/04
Revised: 12/10/04

KEY P/H – Public Hearing D/O – Decision Only

DECISIONS ONLY:

RZ 2004-PR-008 - EDGEMOORE LAND, LLC (P/H on 11/17/04)

FDP 2004-PR-008 - EDGEMOORE LAND, LLC " "

RZ 2004-MV-020 - GUNSTON CENTER LLC (P/H on 11/18/04)

SE 2004-SU-025 - STANFORD HOTELS CORPORATION (P/H on 12/02/04)

PCA 80-L-070 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC. (P/H on 12/01/04)

SE 2004-MV-020 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC. " " "

PUBLIC FACILITIES MANUAL AMENDMENTS (Parking Spaces, Cash Deposits, and Drainage Divides) (Wilson) (P/H on 11/04/04)

DEFERRAL:

2232-D04-13 - SCHOOL BOARD OF THE CITY OF FALLS CHURCH AND THE CITY OF FALLS CHURCH, VA (Mt. Daniel Elementary School) – P/H to 2/2/05

FEATURES SHOWN:

FSA-P96-8-2 – AT&T Wireless Services, Inc., 2650 Park Tower Drive (Deadline 1/31/05)

CONSENT AGENDA:

FS-S04-69 – Sprint PCS, 7410 Willowbrook Road (Deadline 1/16/05)

S04-IV-LP1 – OUT-OF-TURN PLAN AMENDMENT (Lorton Valley)

Richard Cooper
9724 Gunston Cove Rd.
Lorton, VA 22079

SE 2004-PR-017 - ATI CAREER INSTITUTE INC. D/B/A STRATFORD UNIVERSITY

NO SPEAKERS

SEA 82-P-032-4 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

NO SPEAKERS

AF 2004-SP-001 - MARK A. KOSTERS

NO SPEAKERS